

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-------|--------|-----------------------|
| 60-62 | | WEBSTER ST, ARLINGTON |

OWNERSHIP

| OWNERSHIP | | | Unit #: | |
|-----------|---------------------------|--------|---------|------------|
| Owner 1: | BENOIT DENNIS R & GRACE M | | | |
| Owner 2: | | | | |
| Owner 3: | | | | |
| Street 1: | 62 WEBSTER ST | | | |
| Street 2: | | | | |
| Twn/City: | ARLINGTON | | | |
| St/Prov: | MA | Cntry: | | Own Occ: Y |
| Postal: | 02474 | | Type: | |

PREVIOUS OWNER

| | | | |
|-----------|--------|--|--|
| Owner 1: | | | |
| Owner 2: | | | |
| Street 1: | | | |
| Twn/City: | | | |
| St/Prov: | Cntry: | | |
| Postal: | | | |

NARRATIVE DESCRIPTION

This parcel contains 5,002 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 3410 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

[illegible]

| | | | | | | | | | | | | | | |
|--------------|---------|--------------|------|-------------|-----|------------|----------------|-----------|--------|---------|------------|--|--------|---------|
| Total AC/HA: | 0.11483 | Total SF/SM: | 5002 | Parcel LUC: | 104 | Two Family | Prime NB Desc: | ARLINGTON | Total: | 456,046 | Spl Credit | | Total: | 456,000 |
|--------------|---------|--------------|------|-------------|-----|------------|----------------|-----------|--------|---------|------------|--|--------|---------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--------------|-----------------|--------------------------------|------------|------------|----------------|
| 104 | 5002.000 | 601,300 | 11,000 | 456,000 | 1,068,300 |
| | | | | | |
| | | | | | |
| | | | | | |
| Total Card | 0.115 | 601,300 | 11,000 | 456,000 | 1,068,300 |
| Total Parcel | 0.115 | 601,300 | 11,000 | 456,000 | 1,068,300 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 313.33 | /Parcel: 313.3 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 104 | FV | 601,400 | 11000 | 5,002. | 456,000 | 1,068,400 | 1,068,400 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 438,000 | 11300 | 5,002. | 484,600 | 933,900 | 933,900 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 438,000 | 11300 | 5,002. | 353,400 | 802,700 | 802,700 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 410,300 | 11300 | 5,002. | 307,800 | 729,400 | 729,400 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 410,300 | 11300 | 5,002. | 262,200 | 683,800 | 683,800 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 364,800 | 11500 | 5,002. | 256,500 | 632,800 | 632,800 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 364,800 | 11500 | 5,002. | 210,900 | 587,200 | 587,200 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 379,900 | 11500 | 5,002. | 200,700 | 592,100 | 592,100 | | 12/13/2012 |

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|---------|
| 11/12/2018 | MEAS&NOTICE | HS | Hanne S |
| 2/2/2009 | Meas/Inspect | 336 | PATRIOT |
| 5/13/2000 | Inspected | 197 | PATRIOT |
| 2/10/2000 | Mailer Sent | | |
| 2/10/2000 | Measured | 197 | PATRIOT |
| 8/16/1993 | | EK | |
| | | | |
| | | | |

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___

| | | | | | |
|--------|---------|------------|--|--------|---------|
| Total: | 456,046 | Spl Credit | | Total: | 456,000 |
|--------|---------|------------|--|--------|---------|

